

May 18, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition Nos. Z-804-Z-810
Manel Properties, Inc.
29-33 Ridgecrest Drive &
14-49 Ridgecrest Terrace, W. Roxbury

822
5/18

Petitioner seeks a forbidden use and dimensional variances of excessive floor area ratio and insufficient lot area per additional unit to erect two 12-unit, four 18-unit, and one 20-unit apartment buildings in a General Residential (R-.5) area. Although the petitioner is the owner of three existing 23-unit apartment buildings in the same area, there appears to be no substantial hardship involved to prevent compliance with the existing code requirements. Perhaps a zone change would be more appropriate to reflect the actual character of the neighborhood. Denial is recommended.

VOTED: That in connection with Petition Nos. Z-804 through Z-810, brought by Manel Properties, Inc., 29-33 Ridgecrest Drive and 14-49 Ridgecrest Terrace, West Roxbury, for a forbidden use and two dimensional variances to erect seven apartment buildings in a General Residential (R-.5) district, the Boston Redevelopment Authority opposes the request. There appears to be no substantial hardship involved to prevent the petitioner from complying with the requirements of the code. Under the circumstances, it would be more appropriate to seek a zone change in order to reflect the existing character of the area.

Re: Petition Nos. Z-811-Z-813
John J. Usher & DiSanto & Pulgini
6-10 Summit Circle & 60 Summit St.,
Hyde Park

Petitioner proposes to subdivide two lots into three in a single family (S-.3) district and seeks dimensional variances of insufficient lot size. He proposes to erect two one-family dwellings on the lots which will be similar in size to those in the surrounding area. The subdivision will not detract in any way from the general character of the neighborhood. Approval is recommended.

VOTED: That in connection with Petitions No. Z-811 - Z-813, brought by John J. Usher and DiBanto & Pulgini, 6-10 Summit Circle & 60 Summit Street, Hyde Park, for variances of lot size less than required to subdivide land and erect two one-family dwellings in a single family (S-.3) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The subdivided lots will be consistent with surrounding lots and will not detract in any way from the general character of the neighborhood.

Re: Petition No. Z-814
Robert J. Shain
906 Beacon Street, Boston

Petitioner seeks a forbidden use to change occupancy from a four-family and store to a three-family, store and real estate office in an apartment (H-2) district. The property is in the Fenway Project Area, located near the intersection of Park Drive and Beacon Street at Audobon Circle, and the Project Director reports that the area is already undergoing a change to retail use. The proposed conversion, therefore, appears to be compatible with the retail-oriented character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-814, brought by Robert J. Shain, 906 Beacon St., Boston, for a forbidden use to change occupancy from a four-family and store to a three-family, store and real estate office in an apartment (H-2) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The general area is retail-oriented and the conversion will be compatible with the existing character of the district.

Petition No. Z-815
Anthony J. & Vito Venuti, Jr.
442 Bennington Street, East Boston

Petitioner seeks a conditional use and a dimensional variance of excessive floor area ratio to change occupancy from an auto showroom, storage of auto parts, and a 12-car repair shop to a retail paint and hardware store with accessory storage in a Local Business (L-.5) district. The conversion has already occurred and a metal roof has been erected for storage protection of supplies. The use is not objectionable to the character of the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-815, brought by Anthony J. & Vito Venuti, Jr., 442 Bennington Street, East Boston, for a conditional use and dimensional variance of excessive floor area ratio to change occupancy from an auto showroom and retail shop garage to a retail paint and hardware store with accessory storage in a Local Business (L-.5) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The conversion, which has already occurred is not objectionable nor detrimental to the general character of the area.

Re: Petition No. Z-816
Dorothy E. Connolly
613 East Fifth St., South Boston

Petitioner seeks a forbidden use to convert a two-family dwelling to a one-family and barber shop in an Apartment (H-1) district. The property is located in the center of two and three family homes. The forbidden use would be incongruous to the residential character of the immediate neighborhood. Denial is recommended.

VOTED: That in connection with Petition No. Z-816, brought by Dorothy E. Connolly, 613 East Fifth Street, South Boston, for a forbidden use to convert a two-family dwelling to a one-family and barber shop in an Apartment (H-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The use would be incongruous to the residential character of the neighborhood.

Re: Petition No. Z-817
D. Hourihan & Sons, Inc.
67 Cummins Highway, Roslindale

Petitioner seeks the continuance of a non-conforming use and a dimensional variance of front yard deficiency to erect a one-story addition over an existing one-story structure in a Local Business (L-.5) district. Petitioner is a heating contractor and proposes to use the expansion for office space. The addition will not adversely affect the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-817, brought by D. Hourihan & Sons, Inc., 67 Cummins Highway, Roslindale, for the continuance of a non-conforming use and a dimensional variance of front yard less than required to erect a one story addition in a Local Business (L-.5) District, the Boston Redevelopment Authority has no objection to the granting of the petition as it will not adversely affect the area.

Re: Petition No. Z-818
Academy Sales
38 Pleasant St., Dorchester

Petitioner seeks variance of insufficient lot area per additional unit, open space less than required, and parking in the front yard to erect a three story and basement 32 unit apartment building in a General Residential (R-.8) District. The proposed density is incongruous with the general character of this residential area which is primarily comprised of two and three family housing. A reduction in the number of dwelling units might be less objectionable, however, denial is recommended as submitted.

VOTED: That in connection with Petition No. Z-818, brought by Academy Sales, 38 Pleasant Street, Dorchester, for three variances to erect a three story and basement 32 unit apartment building in a General Residential (R-.8) District, the Boston Redevelopment Authority is opposed to the granting of the petition as submitted. The proposed density is inconsistent with the character of this two and three family residential neighborhood. A reduction in the number of dwelling units might be less objectionable.

Re: Petition No. Z-819
Edward P. Long
24-26 Brooks St., Brighton

Petitioner seeks a dimensional variance of lot area less than required to change occupancy from a two to a three family dwelling in a Local Business (L-.5) District. The property was purchased and extensively rehabilitated by petitioner in 1966 and he has been unable to rent an apartment of eight rooms and two bath. The conversion will provide some relief in terms of creating more appropriate size rental units. Approval is recommended.

Zoning Referrals 5/18/67

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VOTED: That in connection with Petition No. Z-819, brought by Edward P. Long, 24-26 Brooks Street, Brighton, for variance of lot area less than required to change occupancy from two to three families in a local business (L-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The conversion will provide relief to petitioner in terms of creating more appropriate size rental units.

7-3-70-23

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 11-11-2010 BY 60322 UCBAW/STW